

City Council
Atlanta, Georgia

02-0-0061

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-01-93
DATE FILED: 1-10-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **806 Murphy Avenue, S.W.** be changed from the **I-1 (Light Industrial)/HD-20I (Adair Park Historic District)** District, to the **C-1-C (Community Business-Conditional/HD-20I (Adair Park Historic District)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **107** of the **14th** District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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Conditions for Z-01-93

1. Any development of this property shall be approved by the Urban Design Commission in the form of the issuance of a Certificate of Appropriateness.

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Adam Jones
The Winston Team

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EXHIBIT "A"

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE 16TH DISTRICT, FULTON COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF GILLETTE STREET (50-FOOT RIGHT-OF-WAY) AND THE SOUTHEASTERN RIGHT-OF-WAY OF MURPHY AVENUE (40-FOOT RIGHT-OF-WAY); RUNNING THENCE NORTH 22 DEGREES 05 MINUTES 04 SECONDS EAST ALONG THE SOUTHEASTERN RIGHT-OF-WAY OF MURPHY AVENUE A DISTANCE OF 213.00 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 85 DEGREES 14 MINUTES 18 SECONDS EAST A DISTANCE OF 152.88 FEET TO A POINT; RUNNING THENCE NORTH 16 DEGREES 43 MINUTES 31 SECONDS EAST A DISTANCE OF 39.40 FEET TO A POINT; RUNNING THENCE SOUTH 85 DEGREES 35 MINUTES 35 SECONDS EAST A DISTANCE OF 17.00 FEET TO A POINT; RUNNING THENCE NORTH 11 DEGREES 10 MINUTES 03 SECONDS EAST A DISTANCE OF 70.67 FEET TO A POINT; RUNNING THENCE NORTH 65 DEGREES 18 MINUTES 21 SECONDS WEST A DISTANCE OF 9.00 FEET TO A POINT; RUNNING THENCE NORTH 10 DEGREES 24 MINUTES 26 SECONDS EAST A DISTANCE OF 99.85 FEET TO A POINT; RUNNING THENCE SOUTH 81 DEGREES 32 MINUTES 59 SECONDS EAST A DISTANCE OF 11.00 FEET TO A POINT; RUNNING THENCE NORTH 12 DEGREES 24 MINUTES 45 SECONDS EAST A DISTANCE OF 47.20 FEET TO A POINT; RUNNING THENCE NORTH 83 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 2.73 FEET TO A POINT; RUNNING THENCE NORTH 12 DEGREES 00 MINUTES 01 SECOND EAST A DISTANCE OF 54.97 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF SHELTON AVENUE (40-FOOT RIGHT-OF-WAY); RUNNING THENCE SOUTH 83 DEGREES 33 MINUTES 06 SECONDS EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF SHELTON AVENUE A DISTANCE OF 108.80 FEET TO AN IRON PIN FOUND LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SHELTON ROAD AND THE WESTERN RIGHT-OF-WAY OF LOWMEYER STREET (40-FOOT RIGHT-OF-WAY); RUNNING THENCE SOUTH 12 DEGREES 08 MINUTES 01 SECOND WEST ALONG THE WESTERN RIGHT-OF-WAY OF LOWMEYER STREET A DISTANCE OF 105.08 FEET TO AN IRON PIN FOUND; RUNNING THENCE SOUTH 11 DEGREES 55 MINUTES 58 SECONDS WEST ALONG THE WESTERN RIGHT-OF-WAY OF LOWMEYER STREET A DISTANCE OF 421.11 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF LOWMEYER STREET AND THE NORTHEASTERN RIGHT-OF-WAY OF GILLETTE STREET; RUNNING THENCE NORTH 83 DEGREES 10 MINUTES 12 SECONDS WEST ALONG THE NORTHERN RIGHT-OF-WAY OF GILLETTE STREET A DISTANCE OF 308.01 FEET TO THE TRUE POINT OF BEGINNING, AS MORE PARTICULARLY DESCRIBED ON THAT SURVEY FOR SOUTHEASTERN CITY DEVELOPMENT CORP. AND TICOE TITLE INSURANCE COMPANY OF CALIFORNIA, BY BILLY D. SUDGREN, A GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 21, 1989.

BEING IDENTIFIED AS TRACT 1 ON SAID SURVEY CONTAINING 2.156 ACRES

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The Winston Team

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EXHIBIT "a"

TRACT 2

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SHELTON AVENUE (40-FOOT RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF MURPHY AVENUE (40-FOOT RIGHT-OF-WAY); RUNNING THENCE SOUTH 83 DEGREES 33 MINUTES 06 SECONDS EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF SHELTON AVENUE A DISTANCE OF 66.03 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND RUNNING THENCE SOUTH 83 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 63.90 FEET TO A POINT; RUNNING THENCE SOUTH 12 DEGREES 09 MINUTES 01 SECOND WEST A DISTANCE OF 52.06 FEET TO A POINT; RUNNING THENCE NORTH 84 DEGREES 21 MINUTES 40 SECONDS WEST A DISTANCE OF 66.00 FEET TO A POINT; RUNNING THENCE NORTH 12 DEGREES 04 MINUTES 01 SECOND EAST A DISTANCE OF 53.00 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF SHELTON AVENUE AND THE TRUE POINT OF BEGINNING. AS MORE PARTICULARLY SHOWN ON THAT SURVEY FOR SOUTHEASTERN CITY DEVELOPMENT CORP. AND TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, BY WILLY D. WENDERTS, A GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 21, 1989.

BEING IDENTIFIED AS TRACT 2 ON SAID SURVEY CONTAINING .079 ACRES.



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